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From:

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Project:

DP20-0046 + HPZ-19-72 Historical Review Continuation
419 S. 5th Ave
Tucson, Arizona

Project Description and Applicants Request:

The project consists of remodeling the primary structure to accommodate four (4), two-bedroom units. The intent of this submittal is to comply with condition #1 stipulated in the approval letter for case HPZ-19-22, to address modifications done to the primary structures that did not conform with UDC 3.3.7. or relevant procedures of the time, and to abide to the UDC zoning code.

HPZ 19-72 Lee Residence decision letter:

The demolition of the noncontributing structure located at the north east end has been approved per the decision letter dated November 22, 2019. Condition #1 stipulates: *A redevelopment package for the entire property shall be reviewed and approved prior to the demolition.* Enclosed with this submittal is Development Package DP20-0046, along with a copy of the HPZ 19-72.



DP20-0046:

The development plan has been submitted to accommodate vehicular parking in the east end of the property, along with landscaping, site wall / screening, pedestrian circulation, and bicycle parking.

Addressing Non-conforming modifications:

There are currently some additions done to the original structure that have no permit records. The work done does not comply with HPZ requirements and the owner would like to address these items. The items are as follows:

- Remove all plumbing and electrical conduits at the exterior of the structure.
- Remove enclosure from the east porch. We believe that the original columns and possibly the wood milled guard rail is embedded in the walls of the porch enclosure.
- Remove the attic access door and steps at the east gable end. We believe this was originally a vent opening that was modified to serve as an additional rental unit.
- Remove existing roof mounted AC units, and platform
- Remove the door at the north that was modified and replace masonry sill and window as original.
- Please refer to enclosed elevations and photos.



EAST ELEVATION

The east elevation picture shows the roof top ac units to be removed, t1-11 siding of porch enclosure, door and steps at attic, and miscellaneous ducting, and conduits proposed to be removed.

The wood fence at the north is proposed to be removed as well, refer to redevelopment drawings.

T-11 at gabled end at the attic is to be replace with material similar to the wood shakes on the north and south end of the elevation.



SOUTH ELEVATION

The south elevation picture shows the electrical switch gear, with electrical conduit and loose wire distributions that are proposed to be removed. All new electrical distributions are to be interior. The new meter is proposed as a multimeter configuration to match the scale and size shown on the elevations. The t1-11 siding and nonconforming window is proposed to be removed. The window mounted ac unit is also to be removed. The existing hung windows are to be refurbished by painting and improving operation.

The bottom of the deck is to be cleaned and painted



NORTH ELEVATION WEST END

The north elevation picture shows a miscellaneous conduit, wall sconces and vents that are proposed to be removed. North fence to be removed and replaced with a masonry wall. The wall is to continue screening, mitigate possible noise and enhance privacy to the neighboring property. We are also proposing to remove the stone walkway to comply with accessibility requirements, and pedestrian circulation / accessibility to public transportation.



NORTH ELEVATION EAST END

The north elevation picture shows a wood deck that was set in place for a door opening that was created from an original window opening. We are proposing to remove the door, infill the masonry to sill height and add a custom window to match the existing windows. The owner is to fabricate these windows using reclaimed wood found on site that may have been from the original structure.



WEST ELEVATION

No change proposed to the west end besides paint and cleaning. Vegetation at street view is to be cleaned, removing oleanders and some vegetation that visually disrupts the façade.

LANDSCAPE

The landscape will be slightly modified at the frontage of 5th ave. The oleanders to the west are to be removed, and new Texas Rangers are to take its place. The barrel cactus and agave is to be relocated to the south end landscape. All of the remainder of the vegetation is to be cleaned out.

All landscaped area at the north end of the 5th Ave frontage is to be cleaned out from weeds and shrubs that were not planted or not indicated in the landscape plan.

The hardscape is to remain existing. Minor repairs are to be made at the central area. The red brick paving is to be removed and reset for distribution of irrigation and compliance with accessibility codes.

